

Dye,
Plaintiff
FWREF Nashville Airport, LLC, a Delaware,
Defendant

Adv. Proc. No. 23-01302-WB

CERTIFICATE OF NOTICE

District/off: 0973-2

User: admin

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Date Rcvd: Mar 28, 2025

Form ID: pdf031

Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol

Definition

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 30, 2025:

Recip ID	Recipient Name and Address
dft	+ FWREF Nashville Airport, LLC, a Delaware limited 1, Fairwood Capital Real Estate Fund, LP, 1000 Ridgeway Loop Road, Suite 203, Memphis, TN 38120-4049

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
pla	Email/Text: trustee@cadye.com	Mar 29 2025 00:37:00	Carolyn A Dye, Law Office of Carolyn A Dye, 15030 Ventura Blvd. Suite 527, Sherman Oaks, CA 91403

TOTAL: 1

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 30, 2025

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 28, 2025 at the address(es) listed below:

Name	Email Address
Andrew W Caine	on behalf of Defendant FWREF Nashville Airport LLC, a Delaware limited liability company acaine@pszjlaw.com
Carolyn A Dye (TR)	trustee@cadye.com c197@ecfcbis.com;atty@cadye.com
Jeffrey P Nolan	

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on behalf of Defendant FWREF Nashville Airport LLC, a Delaware limited liability company jnolan@pszjlaw.com

Leonard Pena

on behalf of Plaintiff Carolyn A Dye lpena@penalaw.com penasomaecf@gmail.com;penalr72746@notify.bestcase.com

United States Trustee (LA)

ustpregion16.la.ecf@usdoj.gov

TOTAL: 5

1 Andrew W. Caine (CA Bar No. 110345)
acaine@pszjlaw.com
2 Jeffrey P. Nolan (CA Bar No. 158923)
jnolan@pszjlaw.com
3 PACHULSKI STANG ZIEHL & JONES LLP
10100 Santa Monica Blvd., 13th Floor
4 Los Angeles, California 90067-4003
Telephone: 310-277-6910
5 Facsimile: 310-201-0760
6 Attorneys for Defendant, FWREF Nashville
Airport, LLC
7



8 UNITED STATES BANKRUPTCY COURT
9 CENTRAL DISTRICT OF CALIFORNIA

10 LOS ANGELES DIVISION

11 In re

Case No. 2:21-bk-13523-WB

12 URBAN COMMONS, LLC,

Chapter 7

13 Debtor.

Adv No. 2:23-ap-01302-WB

14 CAROLYN A. DYE, Chapter 7 Trustee,

**ORDER TO HOLD HOWARD WU IN
CONTEMPT OF SUBPOENA TO
PRODUCE DOCUMENTS**

15 Plaintiff,

Date: March 25, 2025

16 v. Time: 2:00 p.m.

Crtrm.: 1375

Edward R. Roybal Federal Bldg. &
U.S. Courthouse
255 E. Temple Street,
Los Angeles, CA 90012

17 FWREF NASHVILLE AIRPORT, LLC, a
Delaware limited liability company,

Judge: Julia W. Brand

18 Defendant.

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23 On June 14, 2024, Defendant, FWREF Nashville Airport, LLC (“FWREF”) filed its
24 Motion for Order to Show Cause Regarding Howard Wu’s Contempt of Subpoena to Produce
25 Documents (the “Motion”) [Docket No. 23].

26 On December 2, 2024, FWREF filed a Notice of Hearing on Defendant’s Motion For
27 Order To Show Cause Regarding Howard Wu’s Contempt of Subpoena to Produce Documents
28 [Docket No. 33].

On January 22, 2025, the court entered the Order to Show Cause Regarding Howard Wu's Contempt of Subpoena to Produce Documents ("OSC Order") [Docket No. 37]. Based on the failure to respond and/or produce documents responsive to the subpoena, and instructions from the Court, Howard Wu has disregarded the deadlines set forth by the Court in the Court's OSC Order.

5 Upon consideration of the Motion and all papers and evidence submitted in support of
6 thereto, and for good cause shows,

7 IT IS HEREBY ORDERED AS FOLLOWS:

- 8 1. Howard Wu is adjudged to be in civil contempt of court for his failure to comply with
 - 9 the Subpoena to Produce Documents, Information, or Objects or to Permit Inspection
 - 10 of Premises in a Bankruptcy Case (Or Adversary Proceeding);
 - 11 2. Awarding FWREF its reasonable attorney's fees and costs it has incurred in bringing
 - 12 and serving the Motion and related papers on noticed motion pursuant to LBR 9013-
 - 13 (o)(1) to be filed not later than 30 days from entry of this Order; and
 - 14 3. The Court shall retain jurisdiction to enforce the terms of this Order.

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24 | Date: March 28, 2025

Julia W. Brand
United States Bankruptcy Judge